



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION
FIRST MEETING
October 4, 2010
1010-DP-11 & 1010-SIT-09
Exhibit 1

Petition Number: 1010-DP-11 & 1010-SIT-09

Subject Site Address: 747 West 161st Street

Petitioner: Westfield Youth Sports, Inc.

Representative: David Schmitz

Request: Development Plan and Site Plan Review for a proposed 1,200 square-foot building storage building

Current Zoning: SF-2

Current Land Use: Institutional/Educational

Approximate Acreage: 59 acres

Zoning History: 0205-DP-12 – Development plan for the school; *Approved*

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans

Staff Reviewer: Kevin M. Todd, AICP

Petition History

The October 4, 2010 Advisory Plan Commission (the “APC”) meeting represents the first Public Hearing for this petition. This petition appeared before the Technical Advisory Committee on September 21, 2010.

Procedural

- Requests for Development Plan Review are required to be considered at a public hearing. The public hearing for this petition will be held on October 4, 2010 at the APC meeting.
 - Notice of the October 4, 2010 public hearing was provided in accordance with the APC Rules of Procedure.
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Project Description

The proposed development plan is for the construction of a storage building that is approximately 1,200 square feet in size (the “Project”). The storage building will be located on the Shamrock Springs Elementary School property (the “Property”), near the existing athletic fields. The storage building will be used by Westfield Youth Sports, Inc. (“WYSI”) to store athletic equipment for football and lacrosse. The building will not be served by utilities. WYSI anticipates construction and use of the structure this fall.

Development Requirements (WC 16.04.165 C)

1. Zoning District Standards

Residential Districts (WC 16.04.030)

D. SF-2

D1. Permitted Uses

“Schools – public or private – without dormitory accommodations”– Compliant

D2. Special Exceptions

Not Applicable to this Petition

D3. Permitted Home Occupations

Not Applicable to this Petition

D4. Min. Lot Area –3 acres

59 acres – Compliant

D5. Min. Lot Frontage on Road – 250’

Appx. 1,280’ – Compliant

D5a.Min. Front Yard Setback – 100’

Appx. 860’ – Compliant



D5b. Min. Side Yard Setback (West) – 30'

Appx. 920' – Compliant

D5b. Min. Side Yard Setback (East) - 30'

Appx. 300' - Complaint

D5c. Min. Rear Yard Setback- 30'

Appx. 340' - Compliant

D5d. Min. Lot Width at Building Line – None

Not Applicable to this Petition

D7. Max. Building Height- 35'

13' – Compliant

D8. Min. Ground Level Square Footage – Single Family

Not Applicable to the Petition

D9. Off-Street Parking (WC 16.04.120)

Not Applicable to the Petition

Accessory Buildings (WC 16.04.100, 2)

a. Applicability – Requirements do not apply to buildings prior to October 8, 2001

Requirements Apply to this Project – Acknowledged

b i. Constructed on same parcel as principal building

Accessory building on school property – Compliant

b ii. Construction of principal building commenced before accessory building

Principal building (school building) completed – Compliant



b iii. Accessory building not occupied until principal building on same parcel is legally occupied

School building legally occupied – Compliant

b iv. Temporary construction building permitted

Not Applicable to this Petition

b v. Construction Period – 1 year from issuance of permit

This item is not a part of the Development Plan Review process. It will be monitored and enforced by the Building Division of the Community Development upon the issuance of a permit.

b vi. Accessory buildings shall not substantially alter the character of the vicinity

Proposed storage building is consistent with surrounding area

b vii. Accessory buildings shall be subordinate in height, width, length and bulk to the principal building

Proposed storage building is subordinate to the principal building

b viii. Accessory buildings shall be held under same ownership and maintenance as principal building

Accessory building on school property, under school ownership – Compliant

c i2. Front Setback (Parcels not in recorded subdivision)

i. Min. 75' from right-of-way

Appx. 860' – Compliant

ii. Accessory building not located in front of principal building

Located appx. 420' behind the front of the principal building – Compliant

c ii. Side and Rear Setback – same as underlying zoning district – Compliant

d. Max. Building Height – 18'

13' – Compliant



2. Overlay District Standards

S.R. 32 Overlay (WC 16.04.075) - Not Applicable to this Petition

S.R. 32 Landscape Overlay (WC 16.04.077) - Not Applicable to this Petition

US 31 Overlay (WC 16.04.070) - Not Applicable to this Petition

3. Subdivision Control Ordinance

Not Applicable to the Petition

4. Development Plan Review (WC 16.04.165)

D1a. Site Access and Site Circulation

1. Access Locations

Site access locations are not affected – Compliant

2. Safe and Efficient movement to and from site

The proposed storage building does not impact the vehicular and pedestrian movement – Compliant

3. Safe and Efficient movement in and around site

The proposed addition does not impact the current circulation patterns – Compliant

D1b. Landscaping (WC 16.06 et seq.)

Staff is currently working with the petitioner to complete the review of a landscaping plan.

D1c. Lighting (WC 16.07.010)

The proposed storage building does not include outdoor lighting. The Lighting Standards do not apply to this project.

D1d. Signs (WC 16.08.010)

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.



D1e. Building Orientation

1. Loading spaces shall not face a public street

As proposed, loading space facing 161st Street – Staff is working with the petitioner to ensure compliance with this standard.

2. Loading spaces facing side or rear lot line of adjacent Residential District shall be screened using evergreen trees or a combination of trees and a wall/fence.

As proposed, rear loading space facing Residential District to the south – Staff is working with the petitioner to ensure compliance with this standard.

D1f. Building Materials – Use exterior building materials, roofline treatments and roofing materials that are compatible and consistent with residential construction methods and materials.

Metal siding; 4:12 metal roof with translucent panels for natural lighting – Compliant

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential. The Comprehensive Plan identifies institutional uses and recreational uses as appropriate in the Suburban Residential area. The Property is being used as a school site with outdoor athletic fields, which are used by WYSI. The existing uses are appropriate for the area, according to the Comprehensive Plan. A storage building for sports equipment is ancillary to the property being used for recreational purposes.

6. Street and Highway Access

The proposed storage building does not require any new access points on 161st Street. All existing access points will remain unchanged.

7. Street and Highway Capacity

A traffic impact study is not required for the proposed project. It is anticipated that the proposed storage building will not generate enough traffic to negatively affect the capacity of adjacent roads.

8. Utility Capacity

There will not be any utilities serving the proposed storage building.



9. Traffic Circulation Compatibility

The proposed storage building will not change the traffic patterns within and around the site and is compatible with the existing internal traffic network.

Public Policy

Westfield Comprehensive Plan

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential. The Comprehensive Plan identifies institutional uses and recreational uses as appropriate in the Suburban Residential area. The Property is being used as a school site with outdoor athletic fields, which are used by WYSI. The existing uses are appropriate for the area, according to the Comprehensive Plan. A storage building for sports equipment is ancillary to the property being used for recreational purposes.

Westfield Thoroughfare Plan

The Westfield Thoroughfare Plan classifies the adjacent segment of 161st Street as a “Secondary Arterial”. It is anticipated that the proposed storage building will not warrant the need for improvements to 161st Street.

Park & Recreation Master Plan

The Property is located on school property and is not part of the City park system. The Park & Recreation Master Plan (the “Parks Plan”) does not make specific recommendations for the Property; however, the school’s athletic fields are included in the Parks Plan’s inventory of existing parks and facilities.

Water & Sewer System

The Property is currently on the City’s water and sewer systems; however water and sewer availability is not needed for the proposed storage building.

Annexation

The Property is within the corporate boundaries of the City of Westfield.



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Well Head Protection- Ord. 05-31

The Property is not located within a wellhead protection area.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 379-6467 or ktodd@westfield.in.gov.